

OPERATING SURVEY/MF

PROJECT _____

TIMEFRAME (i.e. Jan - Dec 2006) _____

VACANY RATE _____ %

Rental Receipts \$ _____

Other Income \$ _____

TOTAL RECEIPTS \$ _____

OPERATING EXPENSES

Administration

Accounting \$ _____

Advertising _____

Legal _____

Management Fees _____

Management Salaries _____

Office Expenses _____

Other (specify) _____

\$ _____

Operating Expenses

Fuel (Heat/Water) \$ _____

Electrical _____

Water & Sewer _____

Trash/Garbage _____

Other (specify) _____

\$ _____

Maintenance Expenses

Grounds _____

Repairs _____

Maintenance Salaries _____

Maintenance Supplies _____

Snow Removal _____

Other (specify) _____

\$ _____

Fixed Expenses

Real Estate Taxes \$ _____

Insurance _____

Other _____

\$ _____

TOTAL ANNUAL RESIDENTIAL OPERATING EXPENSE \$ _____

TOTAL ANNUAL REPLACEMENT RESERVES \$ _____

TOTAL ANNUAL EXPENSES \$ _____

CURRENT DEBT SERVICE REQUIREMENTS \$ _____